



Horninglow Road, Burton-On-Trent





Property Description

A large family home located in a popular residential road in the heart of Burton that offers a surprising amount of space and many other fantastic features in addition. This two reception room, three bedroom property offers a central location to Burton town centre and only a short distance from Burton's Queens hospital. With fantastic potential to improve and a large double garage and workshop to the rear, this property has a lot to offer to the right buyer! Book your viewing with Burchell Edwards today to avoid missing out!

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Hallway

Timber door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

Lounge

12' 3" into bay x 11' 9" into recess (3.73m into bay x 3.58m into recess)

Double glazed bay window to front elevation, central heating radiator and gas fire.

Dining Room

12' 2" x 12' max into recess (3.71m x 3.66m max into recess)

Double glazed window to rear elevation, central heating radiator and gas fire.

Kitchen

8' 3" x 14' 2" (2.51m x 4.32m)

Double glazed window to side elevation, door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker and washing machine, space for fridge central heating radiator and pantry.

Conservatory

12' 3" x 7' 6" (3.73m x 2.29m)

Double glazed windows to side and rear elevations, double glazed door to garden, central heating radiator and laminate flooring.

Landing

Double glazed window to side elevation, storage cupboard and stairs to second floor accommodation.

Bedroom One

13' 8" to wardrobe x 12' 3" (4.17m to wardrobe x 3.73m)

Double glazed windows to side and front elevations, central heating radiator and built in wardrobes.

Bedroom Two

12' 2" x 7' 5" (3.71m x 2.26m)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Three

14' 2" x 10' 2" (4.32m x 3.10m)

Double glazed window to side elevation, central heating radiator and built in storage.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, corner bath, heated towel rail and built in storage.

Front Garden

Small frontage with walled boundary.

Rear Garden

Concrete patio area, laid to lawn, trees and shrubs.

Workshop

16' 3" x 9' 4" (4.95m x 2.84m)

Power, lighting and a range of wall and base units with work surface over.

Double Garage

27' 7" x 17' 3" (8.41m x 5.26m)

Up and over doors, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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